

**DODGE COUNTY PLANNING, DEVELOPMENT AND PARKS COMMITTEE
MINUTES
June 5, 2017**

The Dodge County Planning, Development and Parks Committee met on June 5, 2017 at 7:00 p.m. on the 1st Floor of the Administration Building, Juneau, Wisconsin.

Chairman Schaefer called the meeting to order. Roll Call was taken. Members present were Tom Schaefer, Allen Behl, William Muche, Joseph Marsik and Janice Bobholz. The staff present at the request of the Chairman was Joseph Giebel.

The Chairman asked the staff to confirm compliance with the open meeting laws and the public hearing notice requirements. Mr. Giebel noted that the meeting was properly noticed in accord with the open meeting law and noted that the required notices for the public hearings listed on the agenda were posted, mailed and published in accord with the statute and code requirements.

The agenda was reviewed.

Motion by Joseph Marsik to approve the agenda and allow the Chairperson to go out of order as needed to efficiently conduct the meeting. Second: William Muche Motion carried.

Committee Review and Decision on Pending Rezoning Petition

Allen Thurow – Petition to rezone approximately 12.3-acres of land from the A-1 Prime Agricultural Zoning District to the A-2 General Agricultural Zoning District under the Land Use Code, Dodge County, Wisconsin to allow for the creation of a non-farm residential lot on this site. The property is located in part of the NE ¼ of Section 12, Town of Lebanon, the address being W2907 County Road MM. A copy of the proposed project is available for review in the County Land Resources and Parks Department between the hours of 8:00 a.m. and 4:30 p.m., Monday-Friday (920-386-3700). Decision laid over from May 15, 2017 Committee Meeting - Committee review and recommendation to the County Board on rezoning Petition.

No one present at meeting.

Motion by Bill Muche to lay over a decision on this matter to the June 19, 2017 Committee meeting to allow input from the applicant.

Second by Joseph Marsik Vote 5-0 Motion carried.

The hearing procedures were read into the record.

PUBLIC HEARING

Delwyn and Mary Beil – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 1.3-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the NE ¼ of the SE ¼, Section 6, Town of Calamus, the site address being N7070 State Road 73.

Motion by Joseph Marsik to approve the conditional use permit request to allow for the creation of an approximate 1.3-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 5.25-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. A "Notice of Zoning Limitations" document shall be recorded with the Dodge County Register of Deeds Office for the following parcels which make up the "base farm tract" which notifies the potential buyers of these parcels that there may be limitations as to the number of new lots that can be created from this base farm tract:
 - 008-1113-0641-000; 008-1113-0613-000; 008-1113-0614-000; 008-1113-0644-001;
6. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
7. The decision of the Committee is valid for one year.

Second by Janice Bobholz Vote 5-0 Motion carried.

PUBLIC HEARING

Dale and Judy Gudex – Request for a Conditional Use Permit under the Land Use Code, Dodge County, Wisconsin to allow for the creation of an approximate 5-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District. The property is located in part of the SE ¼ of the SE ¼, Section 11, Town of Leroy, the site address being W2920 Zangl Road.

Motion by William Muche to approve the conditional use permit request to create an approximate 5-acre nonfarm single family residential lot within the A-1 Prime Agricultural Zoning District subject to the following conditions:

1. The applicant shall obtain the required land division approvals for the proposed lot from the County and local municipalities if required, prior to the creation of these lots;
2. The proposed non-farm residential lot shall not exceed 6.547-acres in area unless the lot is successfully rezoned out of the A-1 Prime Agricultural Zoning District;
3. Only one single family residential unit may be located on the proposed non-farm residential lot unless this lot is successfully rezoned into a zoning district which allows additional residential units;
4. The acreage of the proposed non-farm residential lot shall count towards the total non-farm residential acreage that can be created from the base farm tract for this property;
5. The owner and subsequent owners of this non-farm residential lot hereby agree to comply with Subsection 9.2, Right to Farm provisions of the Dodge County Land Use Code and that they will not cause unnecessary interference with adjoining farming

- operations producing agricultural products and using generally accepted agricultural practices, including access to active farming operations;
6. The decision of the Committee is valid for one year.

Second by Allen Behl Vote 5-0 Motion carried.

Committee Review of Pending Rezoning Petition

Sal Okon, agent for Lawrence Fleischman - Petition to rezone approximately 0.3-acres of land out of the Wetland Zoning District under the Shoreland Protection Ordinance, Dodge County, Wisconsin in an attempt to resolve a wetland filling violation. The property is located in part of the NE ¼ of the NW ¼, Section 15, Town of Lomira, the address being 1101 N Milwaukee Street.

Mr. Okon indicated that the applicant has contracted with a firm to conduct a wetland delineation of the project site to determine the extent of the filling project and the extent of the wetlands on this site. He requested additional time to have the delineation completed before action is taken on this request.

Motion by Joseph Marsik to lay over a decision on the rezoning request to the first meeting in September, 2017 to allow the wetland delineation to be completed.

Second by William Muche Vote 5-0 Motion carried.

TOWN REZONING REQUESTS

Nicholas Weisensel – Part of the NW ¼ of the NW ¼, Section 12, Town of Portland, Dodge County, Wisconsin, the site address being N2046 County Road BB. Petition to rezone 3-acres of land under the Town of Portland Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District has been submitted by the Town of Portland Town Board to the Dodge County Board of Supervisors for approval. Committee review and recommendation to the County Board.

Motion by Janice Bobholz to submit a favorable recommendation to the County Board of Supervisors on the petition to rezone 3-acres of land under the Town of Portland Zoning Ordinance, from the A-1 Farmland Preservation Zoning District to the A-2 General Agricultural Zoning District as proposed.

Second by William Muche Vote 5-0 Motion carried.

OTHER BUSINESS

1. The minutes from the May 15, 2017 meeting were reviewed by the Committee.

Joseph Marsik indicated that a correction is needed on page 1 of the minutes to show that the motion for the rezoning petition for Scott and Carrie Erdmann was made by Joseph Marsik, not William Muche.

Motion by Janice Bobholz to approve the minutes as corrected by Joseph Marsik.

Second by Joseph Marsik Vote: 5-0 Motion carried.

2. No Committee Member Reports


3. No additional per diems

Motion by order of the Chair to adjourn the meeting.

Motion carried.

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,


Allen Behl, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.